

National Capital Planning Commission
401 9th Street, NW
North Lobby, Suite 500
Washington, DC 20004

Ethiopian Embassy – Scope of Work

Date: **January 30, 2015**

Assignment: Consultancy Service for the
Maintenance and Renovation of the Embassy Buildings

Procurement

Reference: EMUS/D/01/14

Chancery Building:

Proposed New Work and Rehabilitation Scope Narrative:

The existing Ethiopian Chancery at 3506 International Drive, NW, is a modern pre-cast and stone six-story building that was constructed circa 2000. Work scope includes constructing a new Guardhouse over the existing concrete parking garage, and replacing existing fence and gates to control entry on to the Chancery grounds. Building will include a guard's station with desk and computer, x-ray machine, and independent HVAC system. Rehabilitation scope includes minor water damage repair, HVAC improvements, and new finishes throughout.

DIVISION 01 – GENERAL CONDITIONS

1. Permits: Approvals from Commission of Fine Arts (CFA) and National Capital Planning Commission (NCPD) facilitated by Architect.
2. Third Party Inspections by Owner.
3. Allowances: To Be Determined (TBD)

DIVISION 02 - SITEWORK

1. Construction of new concrete ramp and walkway along new Guardhouse.
2. Removal of existing fence along International Drive and construction of new metal fence and gates.
3. Removal and replacement of existing stone pavers and as required for accommodation of new Guard House.

4. Removal and replacement of existing concrete curbs and as required for accommodation of new Guardhouse.
5. Repair and maintain existing steps, paving, and parking areas.
6. Landscape including removal of overgrown trees, planting new along International Drive, and new planting beds adjacent to Guardhouse.
7. Relocate existing flagpole as shown on site plans.
8. Television and jet flush of storm and sewer drain lines.

DIVISION 03 – CONCRETE

1. Provide new footings and precast wall panels at Guardhouse and fence piers per plans.
2. Provide new paved accessible ramp to the Guardhouse entrance per Architectural Site Plan.
3. Reconfigure parking pad and curb at Guardhouse and repair existing steps and walkways per site plan.

DIVISION 04 – MASONRY

1. Repoint, repair, and clean existing cast stone per plans.
2. Power wash all exterior masonry including precast sills, heads, veneer, and concrete stoops.

DIVISION 05 – METALS

1. Provide new heavy gauge security fence and gates along International Drive entrances as shown on plans.
2. Sandblast, clean, prime, and paint existing steel railings at retaining walls, areaways, and balconies. Prepare interior handrails for new paint.
3. Sandblast, clean, prime, and paint existing steel lintels to remain at doors, windows, and other existing openings.

DIVISION 06 – CARPENTRY

1. Provide metal framing for new guardhouse walls and roof structure.
2. Provide new built-in cabinetry and millwork for Guardhouse desks, countertops, and cabinets per plans.

DIVISION 07 – THERMAL AND MOISTURE

ROOFING

1. Provide new high-albedo membrane roof at Guardhouse including all required underlayment, tapered insulation, coping, flashing, gutters, roof drains, downspouts, and etc.

2. Repair and replace existing Chancery membrane roofing, flashing, and coping as needed.
3. Repair and replace existing Chancery roofing at entrance canopy including flashing, coping, and roof drains as needed.

FOUNDATION WATERPROOFING AND REPAIR

1. Provide waterproofing membrane at new Guardhouse foundation and over existing garage.
2. Repair Chancery foundation walls at areas of water infiltration including, but not limited to parking garage entrance and Terrace level stair and offices.

BUILDING INSULATION

1. Provide R-19 insulation at Guardhouse exterior walls.
2. Provide built-up rigid insulation and batt ceiling insulation to bring roof assembly up to R-38, minimum.

CAULKING/EXPANSION CONTROL

1. Provide exterior caulking at new Guardhouse.
2. Provide interior caulking at new Guardhouse.
3. Provide control joint where dissimilar materials meet at new Guardhouse.
4. Provide new interior caulking prior to painting.
5. Remove and replace all loose exterior caulking at Chancery. Areas of caulking repair include but are not limited to the precast panels, rear balcony, curtain walls, storefronts, skylights, and all envelope penetrations. Verify perimeter of all windows, doors, and other exterior openings are properly sealed.
6. Rear Terrace and Storefront:
 - a. Remove failed sealant at four (4) columns including the granite-to-granite joints, and granite-to-building joints.
 - b. Remove failed sealant from the perimeter of the storefront between columns.
 - c. Install new primer, packing, and urethane building sealant tooled to ensure proper adhesion.
7. Ambassador's Wing:
 - a. Access work area from suspended scaffolding system.
 - b. Cut de-bonded gaskets that are bulging at the glass to metal joints on the windows. Wipe clean with rubbing alcohol.

- c. Removed failed sealant at the metal-to-metal joints.
- d. Install new Dow 795 (or approved equal) silicone building sealant at the metal-to-glass; excess sealant on glass or metal will be removed.
- e. Install new primer, packing, and silicone building sealant at the metal-to-metal joints.

DIVISION 08 – DOORS AND WINDOWS

- 1. Provide accessible aluminum framed double-glazed entrance doors at new Guardhouse per plans.
- 2. Provide new double-glazed thermally broken aluminum storefront glazing system at new Guardhouse per plans.
- 3. Repair existing doors and weather stripping at Chancery balcony.
- 4. Repair or replace existing overhead door at parking garage entrance.

DIVISION 09 – FINISHES

DRYWALL

- 1. Provide GWB on metal studs at Guardhouse walls.
- 2. Repair and replace existing exterior GWB where damaged by moisture at soffit of Ambassador's wing of Chancery.
- 3. Repair existing gypsum walls or ceilings by removing all construction damaged by moisture or water infiltration. Allow substrate to dry completely.
- 4. Patch existing gypsum wallboard at walls or ceilings where removed and fill to match level and texture of existing adjacent surface. Repaint entire affected wall or ceiling surface.
- 5. Provide non-paper MR GWB under tile to replace existing damaged backsplashes at Chancery kitchenettes.

PORCELAIN/CERAMIC TILE

- 1. Provide porcelain tile floor and base per finish schedule in new Guardhouse.
- 2. Provide new porcelain tile backsplashes at existing Chancery kitchenettes over MR GWB.

HARDWOOD FLOORING

- 1. Repair and replace existing bamboo flooring at 6th floor balcony, finish to match existing adjacent construction.

CARPET

- 1. Replace existing carpeting throughout with new commercial grade carpet

per finish schedule.

PAINTING

1. Paint entire interior of new Guardhouse per finish schedule.
2. Repaint interior of all areas of Chancery affected by moisture repair. Preparation of walls to include minor patching throughout, and per finish schedule.

DIVISION 10 – SPECIALTIES

1. Provide metal wall louvers as scheduled for new Guardhouse mechanical systems.
2. Provide new 10 lb. ABC rated fire extinguisher in new Guardhouse.

DIVISION 11 – EQUIPMENT

1. Compound security system to be extended to Guardhouse and coordinated with Owner's security consultant and is Not In Contract (NIC). Provide conduit and power in locations, sizes, and configurations indicated in electrical drawings to support system.
2. Provide power-actuated doors at Guardhouse entrance doors.
3. Provide an Operation and Maintenance schedule for new and existing equipment.

DIVISION 13 – SPECIAL CONSTRUCTION

HAZARDOUS MATERIALS

1. Mold remediation measures: Refer to environmental reports and work plan provided by Owner's environmental consultant. Remove and replace all existing construction affected by mold encountered during work.

BARRIER FREE CONSTRUCTION

1. Building modifications as required for disabled accessibility per plans to provide accessible route from public walk to new accessible entrance, accessible route to and through all common areas per ANSI 117.1.
2. All exterior walks to include 2% to 5% slope max. slope, and 2% max. cross-slope.
3. All exterior landings to include ¼":12" max. slope away from building and 2% max. cross-slope.

DIVISION 21 – FIRE SUPPRESSION

1. Provide NFPA sprinkler system at Guardhouse. Refer to MEP and fire protection drawings.

2. Provide fire alarm system at Guardhouse. Refer fire protection drawings.

DIVISION 22 – PLUMBING

1. Check and maintain existing stormwater ejector system as part of routine maintenance. Provide an Operation and Maintenance schedule for new and existing equipment.
2. Repair existing plumbing fixtures as required per survey notes. Refer drawings.

DIVISION 23 – HVAC

3. Provide new mini-split ductless air conditioning cassette to serve Guardhouse with SEER-26 ground mounted condensing unit on manufactured housekeeping pads.
4. Balance or repair existing HVAC systems to provide proper comfort levels, particularly in Ambassador's Office wing. Provide new controls as required.
5. Evaluate and remedy "sweating" ductwork by providing proper duct insulation.
6. Provide an Operation and Maintenance schedule for new and existing equipment.

DIVISION 26 – ELECTRICAL

1. Provide electrical service to Guardhouse with service entrance to new panel. Refer plans and Electrical drawings.
2. Provide new plugs, switches, and cover plates at Guardhouse.
3. Provide new lighting as designed to increase lumen level at Chancery Multi-Function Room.
4. Provide new Energy Star rated LED or fluorescent fixtures at new Guardhouse and where required to replace existing at Chancery. Refer reflected ceiling plans and Electrical drawings.
5. Provide new Energy Star rated exterior lighting fixtures including wall packs and wall sconces at locations and quantities indicated on Electrical drawings.
6. All exterior lighting to include daylight sensors or timers. Provide motion sensors for garage lighting.
7. Service and maintain the existing generator; replace if required.
8. Refer to reflected ceiling plans and Electrical drawings for additional information.
9. Provide an Operation and Maintenance schedule for new and existing equipment.

EMERGENCY AND EXIT LIGHTING

1. Provide new exit lighting at Guardhouse. Refer Electrical drawings.
2. Provide emergency lighting connected to emergency circuits at Guardhouse. Refer Electrical drawings.
3. Provide an Operation and Maintenance schedule for new and existing equipment.

DIVISION 27 – COMMUNICATIONS

1. Provide new telephone and communication devices complete per electrical plans. Coordinate with Owner's representative and telephone and cable providers.
2. Provide hardwired smoke detectors with visual alarm and horns at new Guardhouse per Electrical plans.

DIVISION 28 – ELECTRONIC SAFETY AND SECURITY

1. CCTV security system is by Others and N.I.C. and shall be provided by Owner's security consultant.
2. Access control systems are by Others and N.I.C. and shall be provided by Owner's security consultant.

DIVISION 31 – EARTHWORK

1. Minor re-grading at perimeter of building to provide positive drainage away from building faces. Refer Landscape and Architectural site plans for more information.
2. Miscellaneous site demolition including removal of portions of existing perimeter fence and site concrete. Refer Landscape and Architectural site plans for more information.

DIVISION 32 – EXTERIOR IMPROVEMENTS

PEST CONTROL

1. Exterminate at the beginning and end of work to include trapping of mammals, and extermination of rodents and insects. Integrated pest control practices to include sealing all wall, floor, and joint penetrations with low-VOC caulking. Include animal proofing with corrosion-proof screens at large openings.
2. Provide termite control treatment at all new perimeter slab locations.

SITE CONCRETE

1. Provide new concrete paving at reconfigured drive lane and parking area.
2. Provide new site walk, ramp and landing.

3. Provide new 12" diameter concrete-filled painted galvanized steel bollards.
4. Refer Landscape and Architectural site plans for more information.

SITE SIGNAGE

1. Site signage is not included and not in contract (N.I.C.)

FENCING

1. Replace existing fence along International Drive to accommodate the new Guardhouse. Refer Architectural site plan, elevations, and details.

LANDSCAPE AND PLANTING

1. Remove existing overgrown and deteriorating planting per Landscape plans.
2. Provide 4" topsoil. Prepare and install sod in all existing lawn areas that are disturbed, bare, or eroded on site.
3. Prune and mulch all existing plants to remain.
4. Provide plantings that are native and drought-resistant species.
5. Provide landscaping allowance.